

ORDINANCE NO. 983

AN ORDINANCE REZONING CERTAIN REAL PROPERTY KNOWN AS THE YEAGER PROPERTY HERETOFORE ZONED T-TRANSITIONAL BY THE TOWN OF BERTHOUD, LARIMER AND WELD COUNTIES, COLORADO.

Section 1.

WHEREAS, pursuant to the Planning and Zoning Ordinances of the Town of Berthoud, the Board of Trustees determines that the hereinafter described area of the Town requires rezoning.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, LARIMER AND WELD COUNTIES, COLORADO:

Section 2.

The property known as the Yeager Property and described on Exhibit "A" attached hereto and incorporated herein by reference, being a portion of the Town of Berthoud, Larimer County, Colorado, is rezoned from T-Transitional to P.U.D.

Section 3. Effective Date:

The Board of Trustees of the Town of Berthoud herewith finds, determines and designates that this Ordinance shall take effect and be in force 30 days after publication.

At its meeting December 2, 2003, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 16<sup>th</sup> day of December, 2003. After the public hearing, this Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 16<sup>th</sup> day of December, 2003.

ATTEST:

Mary K Cowdin  
Mary K. Cowdin - Town Clerk

TOWN OF BERTHOUD:

Milan Karspeck  
Milan Karspeck - Mayor

Published: 1-8-04



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SCOTT DOYLE, CLERK  
LARIMER COUNTY CO

J  
TOWN OF BERTHOUD  
PO BOX 1229  
BERTHOUD CO 80513

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**Legal Description  
Yeager Zoning**

A tract of land located in the Southwest quarter of Section 15 and the West one-half of Section 22, Township 4 North, Range 69 West of the Sixth Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado described as follows.

Commencing at the Northeast corner of the Northwest one-quarter of Section 22, Township 4 North, Range 69 West, thence S00°20'59"E, 658.15 feet along the east line of the Northwest one-quarter of said Section 22 to the **Point of Beginning**;

Thence S89°55'39"E, 30.19 feet to the East right-of-way line of that tract of land conveyed to the Colorado Department of Transportation as recorded in Book 1024 at page 314 at the Larimer County Clerk and Records Office.

Thence S00°20'59"E, 3311.46 feet along said East right-of-way line to the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 22 extended Easterly;

Thence S88°55'03"W, 1353.38 feet along said South line and the Easterly extension thereof to the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 22;

Thence N00°17'28"W, 1323.13 feet along said West line to the Center West 1/16 corner of said Section 22;

Thence N00°22'24"W, 2060.31 feet along the West line of the East one-half of the Northwest 1/4 of said Section 22;

Thence N00°21'52"W, 616.50 feet along the West line of the East one-half of the Northwest 1/4 of said Section 22 and the Northwesterly extension thereof to a point 30.00 feet north of the W1/16 corner of said Section 22;

Thence N88°54'17"E, 610.45 feet along a line 30.00 feet north of and parallel to the North line of said Northwest one-quarter of said Section 22 to the Easterly right-of-way line extended Northerly of the Coleman Ditch;

Thence S00°50'00"E, 89.51 feet along said Easterly right-of-way of the Coleman Ditch;

Thence S40°30'48"E, 204.13 feet along said Easterly right-of-way of the Coleman Ditch;

Thence S01°39'34"W, 142.43 feet along said Easterly right-of-way of the Coleman Ditch;

Thence S63°53'42"E, 653.33 feet along said Easterly right-of-way of the Coleman Ditch to the **Point of Beginning**; Containing 116.014 Acres more or Less